

ELEVATION NOTES:

1.

ROOFING MATERIAL TO BE ARCHITECTURAL COMPOSITION MATERIALS
ROOF SHINGLES TO BE NAILED PER MANUFACTURED INSTRUCTIONS FOR 80 MPH MINIMUM WIND AREAS.
2.

ROOF PITCH TO BE SHOWN ON PLANS
3.

ALL EAVES TO BE NOTED ON PLANS WITH A 5" GALVANIZED FACIA GUTTER ON SPECIFIED FACIA BD.
PROVIDE 3" GALVANIZED DOWNSPOUTS (DS) AS SHOWN ON ROOF FRAMING PLAN.
4.

5" LAP SIDING W/ 10" REVEALS UNLESS NOTED OTHERWISE (UNO.)
5.

ALL WINDOW & DOOR TRIM TO BE 5/4 X 4 AT SIDES AND 5/4 X 6 CROWN & SILL.
6.

SIDING TO BE SPECIFIED ON PLAN. CAULK ALL CORNER BOARDS, JOINTS,
WINDOWS, DOORS AND SURROUNDS.
7.

ALL CORNER BOARD TRIM TO BE 2 X 4 PRIMED BD. AS SHOWN ON PLAN.
8.

COVERED PORCHES AND EAVE SOFFITS TO BE 1/2" EXT. PLYWOOD OR EQUAL TOO. CAULK
ALL JOINTS.
9.

MASONARY VENEER TO BE CULTURED STONE OR EQUAL AS SHOWN ON PLAN. PROVIDE
GALVANIZED FLASHING ON A MASONARY SILL CAP OVER VENEER. VERIFY LOCATION AND
TYPE OF MASONARY WITH BUILDER PRIOR TO CONSTRUCTION.
10.

PROVIDE 2 X 10 ROUGH SAUN CEDAR OR EQUAL AT ALL BELLY BANDS WITH A GALVANIZED
1/2" FLASHING AT EXPOSED TOP. LOCATIONS ARE SHOWN ON PLAN UNLESS OTHERWISE NOTED.
11.

PROVIDE VENTS AS SHOWN, SHUTTERS AND TRIMS ON ELEVATIONS AS SHOWN ON PLAN.
12.

PROVIDE VINYL WINDOWS AS SHOWN ON PLAN.
13.

EXPOSED CONCRETE WALKS TO BE BROOMED FINISH AS SHOWN ON PLAN.
14.

MAXIMUM FOUNDATION EXPOSURE TO BE 10" FROM FINISHED GRADE.
15.

MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL
FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
16.

FINISH GRADE TO BE 11 MAXIMUM SLOPE WITH A 6" MINIMUM IN 10'-0" MINIMUM SLOPE
AWAY FROM STRUCTURE ALL AROUND.
17.

SEE ELEVATIONS FOR ANY ADDITIONAL NOTATIONS THAT MAY BE OF IMPORTANCE.
18.

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE
INTERNATIONAL ONE & TWO FAMILY DUELLING CODE, UNIFORM BUILDING CODE OF ANY
APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
19.

PRIOR TO BEGINING CONSTRUCTION, THE PLANS AND SPECIFICATIONS SHALL BE APPROVED BY
THE LOCAL BUILDING AUTHORITY.
20.

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE
DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START AND/OR DURING
CONSTRUCTION. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND
METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
21.

BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS
MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR IS
RESPONSIBLE TO REVIEW SPECIFIC SITE CONDITIONS WITH THE DESIGNER BEFORE
CONSTRUCTION.
22.

VERIFY FOUNDATION AND FRAMING DETAILS (WHERE APPLICABLE) WITH MECH,
PLUMBING, ELECTRICAL AND OR OTHER SUBCONTRACTORS TO ASSURE PROPER
CONSTRUCTION INSTALLATION.
23.

PLUMBING, ELECTRICAL AND MECHANICAL DIAGRAMs, LAYOUTS AND/OR DESIGN TO BE
SUPPLIED BY CONTRACTOR AND/OR SUB-CONTRACTOR.
25.

ENGINEERED PRODUCTS (ROOF TRUSSES, FLOOR JOISTS) TO HAVE DESIGN,
ENGINEERING SPECIFICATIONS AND LAYOUT SUPPLIED FROM MANUFACTURER.
26.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT
SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL
DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB.
27.

SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN
INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL
SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING
OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
28.

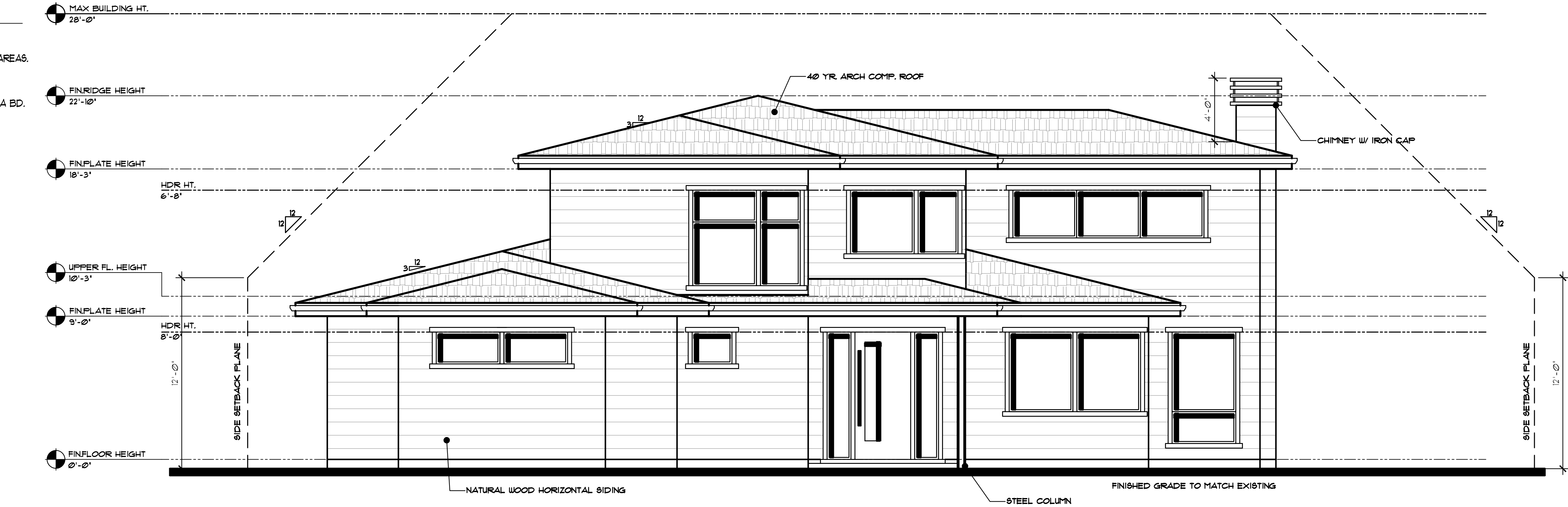
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM
THE ORIGINAL PLANS WITHOUT WRITTEN CONFIRMATION FROM THE DESIGNER.
29.

ALL DIMENSIONS AND SQUARE FOOTAGE MAY VARY.
30.

THE TYPE OF EXTERIOR FINISH, THE INSTALLATION, AND THE WATERPROOFING
DETAILS ARE TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER
ASSUMES NO RESPONSIBILITY OF THE BUILDING ENVELOPE.

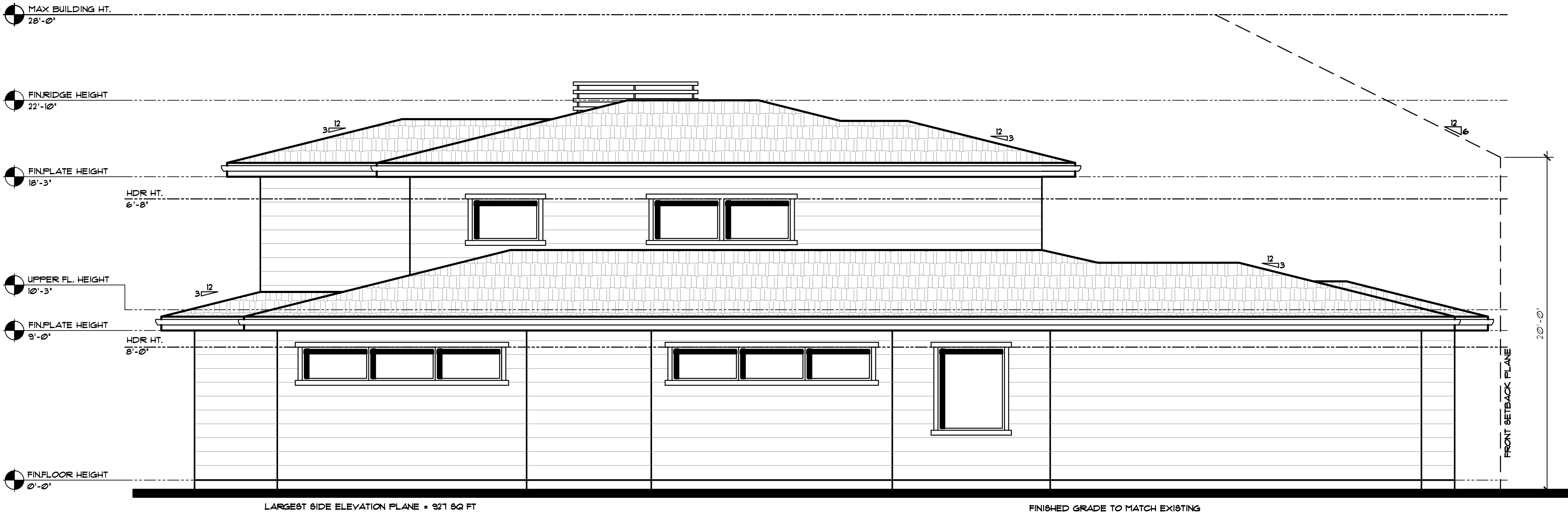
DESIGN LOADS:

WIND	110 MPH OR LESS
SEISMIC DESIGN CATEGORY	D2
FROST DEPTH	18 INCHES
ROOF DEAD LOAD	15 PSF
ROOF LIVE LOAD	20 PSF
ROOF SNOW LOAD	25 PSF
FLOOR DEAD LOAD	15 PSF
FLOOR LIVE LOAD	40 PSF
STAIRS	40 PSF
EXTERIOR BALCONIES	60 PSF
DECKS	60 PSF



FRONT ELEVATION

3,349 SQ. FT. 1/4" = 1'-0"



LEFT ELEVATION

3,349 SQ. FT. 1/4" = 1'-0"

IMPORTANT DISCLOSURE
- PLEASE READ:

THE PLANS YOU HAVE PURCHASED ARE FOR THE
CONSTRUCTION ONE HOME ONLY.
UNDER NO CIRCUMSTANCES IS IT LEGAL TO BUILD
FROM THESE PLANS MORE THAN ONCE WITHOUT THE
WRITTEN CONSENT FROM THE DESIGNER TROY FOWLER.
THESE PLANS ARE COPYRIGHTED AND IT IS A VIOLATION
OF FEDERAL COPYRIGHT LAWS TO REPRODUCE THESE
PLANS. FOWLER HOME DESIGN LLC WILL FULLY PROSECUTE
ANY VIOLATION OF ITS COPYRIGHTED DESIGNS AND PLANS.
FURTHERMORE IT IS UNDERSTOOD THAT IT IS COMPLETELY
THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT
THE HOME DESCRIBED HEREIN ON ANY PARTICULAR SITE
AND WITHIN THE CONFINES OF THE GOVERNING JURISDICTION.
FOWLER HOME DESIGN LLC TAKES NO RESPONSIBILITY FOR
THE CONFORMANCE OF THIS PLAN TO ANY CODE OR ANY
BUILDING SITE.



ELITE HOMES

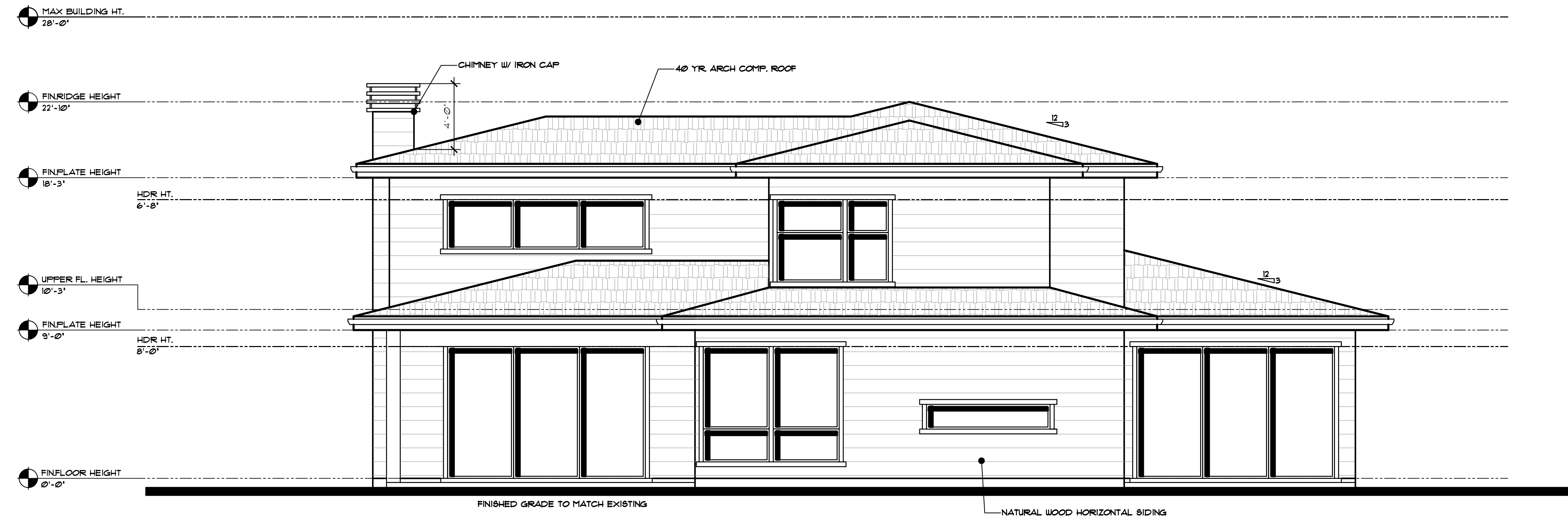
ROTH RESIDENCE
1948 MAPLELEAF RD.
LAKE OSWEGO, OR

PLAN No.: 1
DRAWN: TF
DATE: 3/6/21
SCALE: 1/4" = 1'-0"
FILE: XXXX

EXTERIOR
ELEV.

THESE PLANS AND DESIGNS
HEREIN ARE COPYRIGHTED
UNDER FEDERAL LAW BY
TROY FOWLER & FOWLER HOME
DESIGN LLC 2021

CONTRACTOR TO SELECT 1 OPTION	
OR.S.C. 2021 TABLE N10(L12)	
1	HIGH EFFICIENCY HVAC SYSTEM: GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFE OF 94% OR AIR-SOURCE HEAT PUMP HSPF OF 10.0 TO 14.0 SEER COOLING, OR GROUND SOURCE HEAT PUMP COP OF 3.5, OR ENERGY STAR RATED
2	HIGH EFFICIENCY WATER HEATING SYSTEM NATURAL GAS/PROPANE WATER HEATER WITH MIN. UEF OF 0.90, OR ELECTRIC HEAT PUMP WATER HEATER W/ MIN. 2.0 COP, OR NATURAL GAS/PROPANE TANKLESS/ INSTANTANEOUS HEATER W/ MIN. 0.80 UEF AND DRAIN WATER HEAT RECOVERY UNIT INSTALLED ON MIN. OF ONE SHUR/TUB-SHUR
3	WALL INSULATION UPGRADE EXTERIOR WALLS U-0.045/R-21 CONVENTIONAL FRAMING WITH R-5.0 CONTINUOUS INSULATION
4	ADVANCED ENVELOPE WINDOWS U-0.21; (AREA WEIGHTED AVERAGE) AND, FLAT CEILINGS U-0.017/R-6.0, AND FRAMED FLOORS U-0.016/R-5.0 OR SLAB EDGE INSULATION TO F-0.48 OR LESS (R-10 FOR 48", R-8 FOR 36" OR R-9 FULLY INSULATED SLAB)
5	DUCTLESS HEAT PUMP: FOR DUELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE: DUCTLESS HEAT PUMP OF MIN. HSPF 10 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
6	HIGH EFFICIENCY THERMAL ENVELOPE UA: PROPOSED UA IS 8% LOWER THAN THE CODE UA
7	GLAZING AREA GLAZING AREA MEASURED AS THE TOTAL OF FRAMED OPENINGS IS LESS THAN 12% OF CONDITIONED FLOOR AREA
8	3 ACH AIR LEAKAGE CONTROL, 4 EFFICIENT VENTILATION ACHIEVE A MAX. OF 3.0 ACH50 WHOLE-HOUSE AIR LEAKAGE WHEN THIRD-PARTY TESTED AND PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM INCLUDING HEAT RECOVERY WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF NOT LESS THAN 66%



REAR ELEVATION

3,349 SQ. FT. 1/4" = 1'-0"



RIGHT ELEVATION

3,349 SQ. FT. 1/4" = 1'-0"

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FLOOR PLAN FRAMING NOTES:

- ALL EXTERIOR WINDOW AND DOOR HEADERS TO BE 4 X 10 DF-L NO. 2 UNLESS OTHERWISE NOTED. (U.O.N.)
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. AND INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. FOUNDATION PONY WALLS SHALL BE FRAMED OF 2 X 6 STUDS.
- STANDARD STUD HEIGHT FOR UPPER FLOOR TO BE 8'-0" CEILING HEIGHT.
- STANDARD STUD HEIGHT FOR MAIN FLOOR TO BE 9'-0" CEILING HEIGHT.
- WINDOW AND DOOR HEADER HEIGHTS TO BE 6'-8" @ UPPER FLOOR AND 8'-0" @ MAIN FLOOR U.O.N. DOOR OPENINGS AND OTHER OPENING TO BE ALLIGNED WITH WINDOW HEIGHTS U.O.N.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR PROTECTED BY 55# FELT MOISTURE BARRIER.
- PROVIDE POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENINGS.
- BEARING FOR JOISTS, SUPPORT MEMBERS, HEADERS, AND BEAMS TO BE 1/2 THE MEMBERS WIDTH AND SOLID BEARING TO FOOTINGS. 2 X JOISTS TO HAVE 1-1/2 MIN. BEARING, U. ON.
- PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER 2021 O.R.S.C. SECTION 602.8.
- BLOCK ALL STUD WALLS AT SHEATHING SPLICES OR AS REQUIRED.
- INTERIOR PASSAGE DOORS TO HAVE A MINIMUM OF (2) 2 X TRIMMERS EACH SIDE OF DOOR AND TO BE CENTERED IN HALLS.
- ALL HOLDDOWNS, JOIST HANGERS, BEAM HANGERS AND OTHER CONNECTORS TO BE 'SIMPSON' OR EQUAL.
- ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES OF THE SAME DIMENSION AS THE WALL FRAMING. PLATES SHALL OVERLAP A MINIMUM OF 48" BETWEEN SPLICES WITH AT LEAST (8) 16D NAILS THROUGH BOTH PLATES OF SPLICE.
- DO NOT NOTCH OR DRILL THROUGH ANY SUPPORT COLUMNS, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT DESIGNER IN ANY SUCH SITUATIONS ARISE.
- THIS STRUCTURE TO BE ADEQUATELY BRACED FOR WIND AND GRAVITY LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANETLY FRAMED TOGETHER AND SHEATHED.

LUMBER SPECIES AND GRADING:

- | | |
|--|--|
| A. POSTS, BEAMS, HEADERS. | DF-L NO.2 |
| B. FLOOR JOISTS, CEILING JOISTS, RAFTERS. | DF-L NO. 2 |
| C. SILLS, PLATES, BLOCKING, BRIDGING. | DF-L NO. 3 |
| D. STUDS. | DF-L STUD GRADE |
| E. STUDS OVER 10' HIGH. | DF-L NO. 2 |
| F. FLOOR DECKING. | DF-L UTILITY GRADE |
| G. WALL, ROOF SHEATHING. | CDX EXT. APA RATED PLY OR OSB 2-M-W |
| H. GLU-LAM BEAMS | FB-2400, DRY ADH. INTERIOR (EXT. ADH. AT EXT. COND.) |
| I. FATALLEL STRAND LUMBER (FSL) MATERIALS | FB-2300 E+20 FV+230 |
| J. LAMINATED VENEER LUMBER (LVL) MATERIALS | UNLESS OTHERWISE NOTED. FB-2600 E+18 FV+285 |
| | UNLESS OTHERWISE NOTED. |

NAILING SCHEDULE:

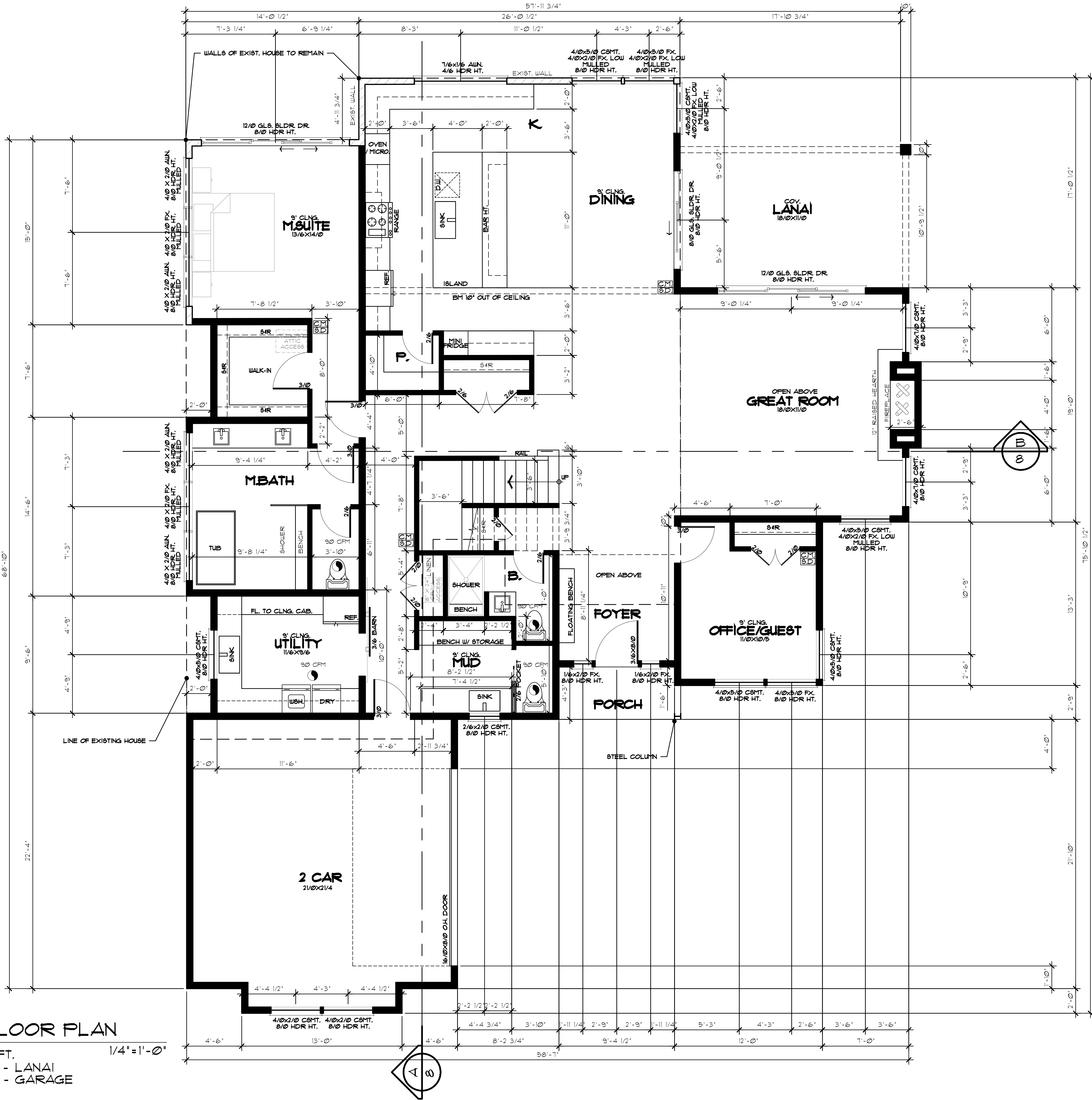
- | | |
|---|---|
| A. JOIST TO SILL OR GIRDER | 3-8D TOE-NAIL |
| B. BRIDGING TO JOISTS. | 2-8D TOE-NAIL |
| C. 2" SUBFLOOR TO JOIST OR GIRDER | 2-16D BLIND 4 FACE |
| D. SOLE PLATE TO JOISTS OR BLOCKING. | 16D @ 16" O.C. FACE NAIL |
| E. TOP OR SOLE PLATE TO STUD. | 2-16D END NAIL |
| F. STUD TO SOLE PLATE. | 2-16D END NAIL |
| G. DOUBLE STUDS. | 10D @ 24" O.C. FACE NAIL |
| H. DOUBLE TOP PLATES. | 16D @ 16" O.C. FACE NAIL |
| I. DOUBLE TOP PLATES AT SPLICES (48" MIN. LAP). | 8-16D FACE NAIL |
| J. DOUBLE TOP PLATES AT CORNERS. | 2-16D FACE NAIL |
| K. CONT. HEADER (2 PIECE) NAIL ALONG EA. EDGE. | 6D @ 16" O.C. FACE NAIL |
| L. CEILING JOISTS TO PLATE. | 3-8D TOE NAIL |
| M. CEILING JOIST LAP OVER PARTITIONS. | 3-10D FACE NAIL |
| N. CEILING JOIST TO PARALLEL RAFTER. | 2-16D TOE NAIL |
| O. RAFTER TO PLATE. | 6-10D FACE NAIL |
| P. COLLAR TIES AT EACH END (U.N.O.). | 16 @ 24" O.C. FACE NAIL |
| Q. BUILT-UP CORNER STUDS. | 3-8D TOE NAIL |
| R. SOLID BLOCKING AT BEARING. | 16D @ 8" O.C. TOE NAIL |
| S. RIM JOIST TO TOP PLATE. | 4-16D TOE NAIL |
| T. RAFTERS TO HIPS, VALLEYS, OR RIDGES. | NAIL EACH LAYER WITH 16D @ 32" O.C. AT TOP AND BOTTOM |
| U. BUILT-UP MEMBERS, GIRDERS, BEAMS (UP TO 3). | 8D @ 12" O.C. FIELD NAIL |
| V. BUILT-UP MEMBERS, GIRDERS, BEAMS (4 TO 5). | 8D @ 16" O.C. EDGE NAIL |
| W. WALL SHEATHING (U.N.O.). | REFER TO FRAMING PLAN |
| X. SUBFLOORING | REFER TO FRAMING PLAN |
| Y. ROOF SHEATHING | REFER TO FRAMING PLAN |

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MAIN FLOOR PLAN

2,440 SQ. FT.
214 SQ. FT. - LANAI
511 SQ. FT. - GARAGE



ELITE HOMES

ROTH RESIDENCE
1948 MAPLELEAF RD.
LAKE OSWEGO, OR

PLAN No: 1
DRAWN: TF
DATE: 3/6/21
SCALE: 1/4"=1'-0"
FILE: XXXX

MAIN
FLOOR

3

THESE PLANS AND DESIGNS
HEREIN ARE COPYRIGHTED
UNDER FEDERAL LAW BY
TROY FOWLER & FOWLER HOME
DESIGN LLC 2021

FLOOR PLAN FRAMING NOTES CONT.:

INSULATION:

1. USE PATH 1 OF 2021 ORSC ENERGY CODE AND THE FOLLOWING INSULATION VALUES. TABLE N1001(1)

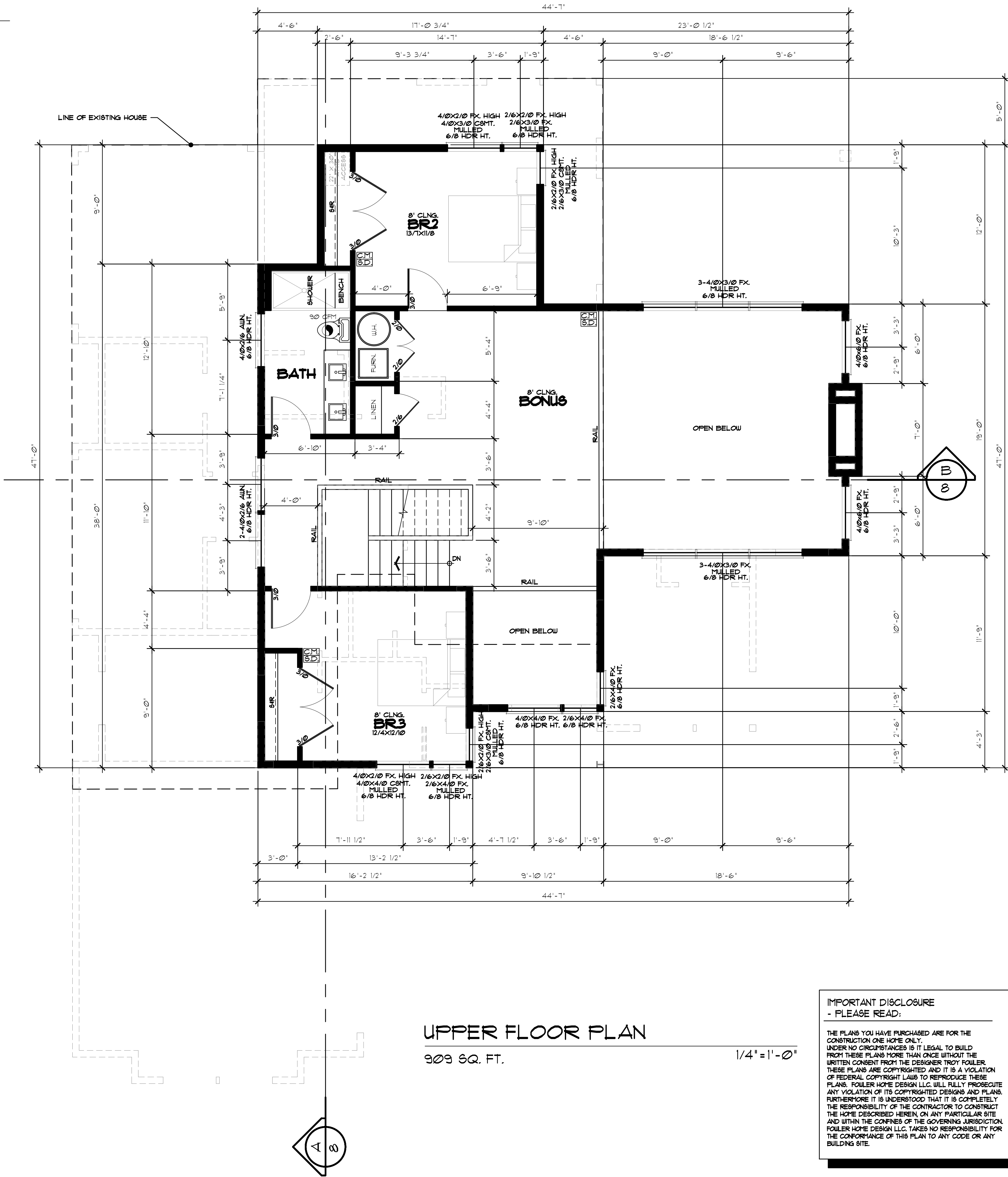
ENERGY COMPLIANCE	
WALL INSULATION	R-21/R-23
WALL INSULATION BELOW GRADE	R-15/R-21
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-30
UNDERFLOORS	R-30
SLAB EDGE PERIMETER	R-15
HEATED SLAB INTERIOR	R-10
WNOWS	U-0.27
WINDOW AREA LIMITATION	N/A
SKYLIGHTS	U-0.50
EXTERIOR DOORS	U-0.20
EXTERIOR DOORS W/ >2.5 FT. GLAZING	U-0.40
FORCED AIR DUCT	R ~ 8

2. INSULATION:
- | | |
|--------------|--|
| R-49 | ROOF (FLAT CEILING) |
| R-30 | ROOF (VAULT CEILING) |
| R-30 | FLOORS OVER UNHEATED SPACES |
| R-23 | EXTERIOR WALLS |
| R-15/21 | BASEMENT WALLS (INTERIOR OR EXTERIOR) |
| R-15 (RIGID) | CONCRETE FLOOR SLAB EDGES AT PERIMETER UNDER HEATED AREAS. |
| R-8 | EXPOSED FURNACE DUCTS IN UNHEATED AREAS |
3. GLAZING/DOORS:
- | | |
|-----------|--|
| NO LIMITS | WINDOW AREA LIMIT |
| U-35 | WINDOW CLASS |
| U-54 | ENTRY DOOR CLASS (24 SQ. FT. MAX.) |
| U-40 | FULL LIGHT GLASS DOOR CLASS |
| U-20 | OTHER DOORS (50% MAX. GLAZING) |
| U-60 | SKYLIGHT CLASS (2% MAX. OF HEATED SPACE) |
4. ALL AIR INFILTRATIONS IN THE EXTERIOR ENVELOPE SHALL BE SEALED INCLUDING WINDOW AND DOOR FRAMES, WALLS, FOUNDATIONS, VENTING AND UTILITY PENETRATIONS. ACCESS DOORS TO CRAWL SPACE AND ATTIC AREAS TO HAVE THE SAME EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
5. PROVIDE AN APPROVED INSULATION VAPOR BARRIER WITH A ONE PERM DRY CUP RATING OR LESS AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION.
6. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, A SMOKE-DEVELOPED FACTOR NOT TO EXCEED 450 AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.

MISCELLANEOUS:

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM CLEARANCE WIDTH OF 20 INCHES AND A BOTTOM SILL HEIGHT LESS THEN 44 IN. ABOVE FINISHED FLOOR.
2. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. PROVIDE PEEP HOLES @ 54"-64" ABOVE FINISHED EXT. DOOR FLOOR.
3. WINDOW MUST MEET THE U-VALUE OR 'CLASS' REQUIREMENT FOR THE APROPRIATE ENERGY PATH AND BE LABELED ACCORDINGLY. SITE BUILT WINDOWS MAY BE USED PROVIDED THEY MEET THE CRITERIA AS OUTLINED IN 2021 ORSC, SEC N1111.4
4. WINDOWS ARE TO BE TEMPERED IF THEY ARE WITHIN 18 INCHES OF THE FLOOR, WITHIN A 24 INCH ARCH OF ANY DOOR IN A CLOSED POSITION, GLAZING USED IN RAILINGS, GLAZING IN FIXED OR SLIDING DOORS, WHERE THE BOTTOM EDGE IS WITHIN 60 INCHES ABOVE STAIRS, HOT TUBS, BATHTUBS, WHIRLPOOLS, AND/OR SHOWERS.
5. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE UNLESS PLEXIGLASS. GLASS TO HAVE A MAXIMUM CLEAR SPAN OF 25 INCHES. SKYLITE FRAME IS TO BE ATTACHED TO A 2 X 4 CURB AND TO BE 4 INCHES MINIMUM ABOVE ROOF PLANE. MIN 25LB/SQ. FOT SNOW LOAD ADDITIONAL.
6. ALL TUB AND SHOWER ENCLOSURE DOORS TO BE GLAZED WITH SAFETY GLASS.
7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED DIRECTLY TO THE OUTSIDE VIA METAL DUCTING WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR (90 CFM. MIN.). DRYER AND RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE. VENTS TO BE PROVIDED WITH BACK-DRAFT DAMPERS.
8. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE THE IMMEDIATE VICINITY OF EACH BEDROOM AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED TO MAIN POWER SOURCE AS THE PRIMARY POWER AND BATTERY BACKUP AS SECONDARY POWER. ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL BEDROOMS.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
10. RECESSED LIGHT FIXTURES ARE NOT PERMITTED IN ANY INSULATED CAVITY UNLESS THE FIXTURES ARE LABELED AS BEING SUITABLE (I.E. LABEL) FOR DIRECT CONTACT WITH INSULATION.
11. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE ONE-HOUR FIRE RATED ASSEMBLIES WITH 1-3/4" SOLID CORE DOOR OR CODE APPROVED EQUAL WITH A SELF-CLOSING MECHANISM.

12. USE 1/2" GYPSUM BOARD IN HOUSE WALLS AND CEILINGS AND UNDER STAIRS. USE 5/8" TYPE X' GYPSUM BD. ON WALLS AND CEILINGS BETWEEN GARAGE AND LIVING AREAS. PROVIDE 1/2" WATERPROOF GYPSUM BD. ABOVE ALL SHOWER AND TUB/SHOWER AND TUB/SHOWER UNITS AND IN ANY WATER SPLASH AREAS.
13. ALL FIREPLACE OPENINGS SHALL HAVE TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR VENTS (WITH SCREENS AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH OPEN FLAME.
14. APPLIANCES PRODUCING A SPARK, GLOW OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL NOT BE INSTALLED IN A GARAGE UNLESS THE PILOTS, BURNERS, HEATING ELEMENTS OR SWITCHES ARE AT LEAST 18 INCHES ABOVE THE FLOOR.
15. PROVIDE 80% MIN. EFFICIENT NATURAL GAS FURNACE WITH BACKDRAFT DAMPER AND NATURAL GAS HOT WATER HEATER WITH BACKDRAFT DAMPER. PROVIDE R-4 INSULATION AROUND HOT WATER LINES IN UNHEATED AREAS. ELEVATE FLAME IN UNITS 18" ABOVE FINISH FLOOR.
16. ALL WINDOW HDRS TO BE 4 X 10, UNO.
17. FRONT PORCH TO BE CONCRETE SLAB, UNO.



ELITE HOMES

ROTH RESIDENCE
1948 MAPLELEAF RD.
LAKE OSWEGO, OR

PLAN No: 1
DRAWN: TF
DATE: 3/6/21
SCALE: 1/4"=1'-0"
FILE: XXXX

UPPER
FLOOR

4

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HEREIN ARE COPYRIGHTED
UNDER FEDERAL LAW BY
TROY FOWLER & FOWLER HOME
DESIGN LLC 2021

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- PLEASE READ:

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